

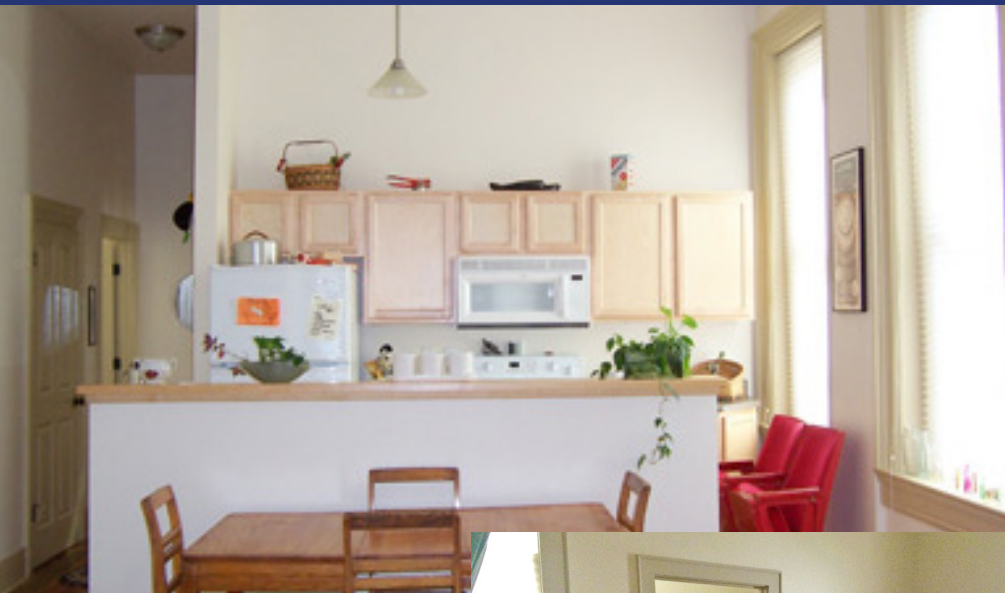
Historic Upper Main

1000 BLOCK OF MAIN STREET | DUBUQUE, IOWA

A sustainable and livable community where residents can walk, bike or take advantage of public transportation.



A SPACE TO LIVE



BUILDING FEATURES & AMENITIES:

- 30 apartments
 - 14 one-bedroom units; Average size 708 sq. ft.
 - 16 two-bedroom units; Average size 1100 sq. ft.
- Completely restored buildings
- Secure entrance
- Laundry hookups in each unit
- Beautiful hardwood floors
- Energy efficient
- Large windows
- Off street parking
- Shared deck space for tenants
- Central A/C
- Stove
- Fridge
- Microwave
- Garbage disposal
- Dishwasher

BUSINESSES LOCATED WITHIN WALKING DISTANCE:

- Cotton Cabin
- Dubuque Food Co-Op
- Freddie's Popcorn
- Jitterz
- Jubeck New World Brewing
- L.May Eatery
- River Lights Bookstore
- Salsa's Mexican Restaurant



For more information, please contact us at 563.557.7010 or via email at info@gronen.com.

Gronen Properties LLC
Licensed in Iowa



EQUITABLE | VIABLE | LIVABLE

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RENTAL RATES: (effective 1/1/24)

- 1 Bedroom Apartment: \$625/mo
- 2 Bedroom Apartment: \$725/mo
- 2-Story 2 Bedroom Apartment: \$750

SECURITY DEPOSIT:

- Equal to 1st month's rent*
- *Contingent on tenant selection plan

RENT INCLUDES:

- Water
- Sewage
- Garbage
- One Off-Street Parking Space

RESIDENT RESPONSIBLE FOR:

- Gas
- Electric
- Cable/Internet/Phone Options

AFFORDABLE HOUSING MINIMUM/MAXIMUM GROSS INCOME GUIDELINES:

Based on household combined gross income, includes employment, child support, social security, pensions, and interest/dividend income.

Effective 5/15/2023—(Changes Annually)

	1 person	2 person	3 person	4 person
Maximum Gross Income Limit Allowable	\$43,560.00	\$49,800.00	\$56,040.00	\$62,220.00

	1 BR	2 BR
Minimum Gross Income Affordability Requirement	\$21,600.00	\$ 25,200.00



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